177.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	760,900 / 760,900
					USE VALUE:	760,900 / 760,900
					ASSESSED:	760,900 / 760,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		UDINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARSENAULT KEVIN & TARA
Owner 2:	
Owner 3:	
Street 1:	51 UDINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ARSENAULT ROBERT J/KEVIN -
Owner 2:	-
Street 1:	14 POWDER HOUSE BLVD
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry:
Postal:	02144

NARRATIVE DESCRIPTION

This parcel contains 11,810 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1945, having primarily Wood Shingle Exterior and 1915 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11810.000	217,800	1,100	542,000	760,900
Total Card	0.271	217,800	1,100	542,000	760,900
Total Parcel	0.271	217,800	1,100	542,000	760,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.30 | /Parcel: 397.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 119384
GIS Ref:
GIS Ref:
Insp Date: 07/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	217,800	1100	11,810.	542,000	760,900	760,900	Year End Roll	12/18/2019
2019	101	FV	186,100	1100	11,810.	534,300	721,500	721,500	Year End Roll	1/3/2019
2018	101	FV	186,100	1100	11,810.	410,400	597,600	597,600	Year End Roll	12/20/2017
2017	101	FV	186,100	1100	11,810.	387,200	574,400	574,400	Year End Roll	1/3/2017
2016	101	FV	186,100	1100	11,810.	356,200	543,400	543,400	Year End	1/4/2016
2015	101	FV	185,100	1100	11,810.	332,900	519,100	519,100	Year End Roll	12/11/2014
2014	101	FV	185,100	1100	11,810.	306,600	492,800	492,800	Year End Roll	12/16/2013
2013	101	FV	185,100	1100	11,810.	306,600	492,800	492,800		12/13/2012

!13865!

PRINT

Date	Time
12/11/20	03:45:35

LAST REV

Date	Time
07/30/18	14:34:45

apro

PAT ACCT. 13865

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARSENAULT ROBER	55793-344		11/10/2010	Family	1	No	No		
ARSENAULT ROBER	50104-398		9/14/2007	Family	1	No	No		
	14803-318		11/1/1982		1	No	No		A

USER DEFINED

Prior Id # 1:	119384
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2009	8	Re-Roof	5,995					

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	BS	Barbara S
12/30/2008	Meas/Inspect	163	PATRIOT
12/29/1999	Meas/Inspect	243	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11810		Sq. Ft.	Site		0	70.	0.66	6									542,009						542,000	

Total AC/HA: 0.27112 | Total SF/SM: 11810 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 542,009 | Spl Credit | Total: 542,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00139987
Adj $ / SQ:	128.430
Other Features:	73500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	315603
Depreciation:	97837
Depreciated Total:	217766

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

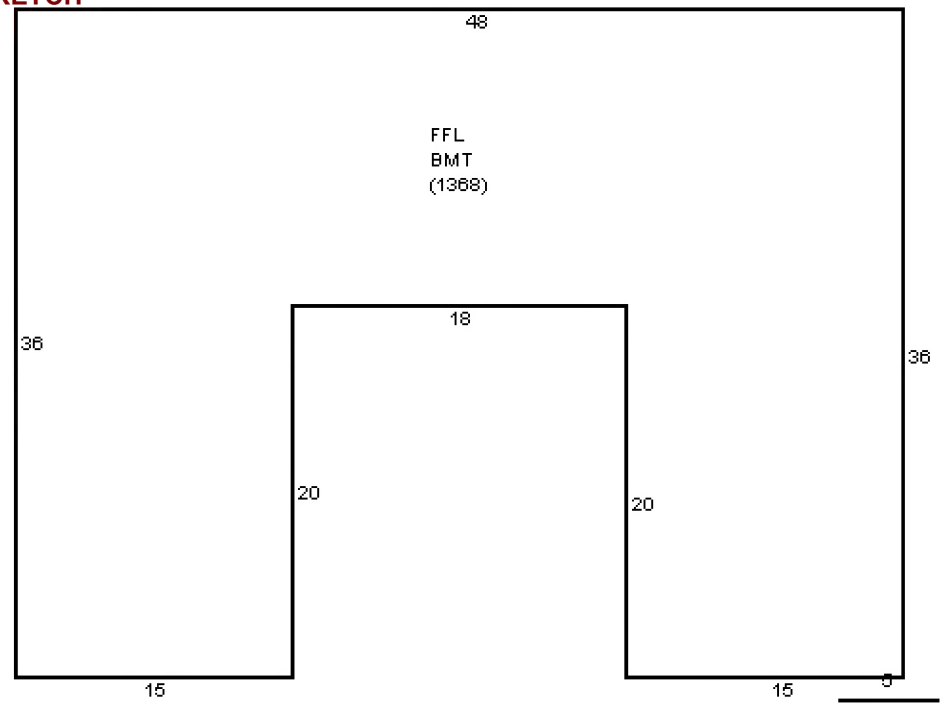
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.43
Special Features:	0	Val/Su Net:	79.61
Final Total:	217800	Val/Su SzAd	159.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,368	48.550	66,411
FFL	First Floor	1,368	128.430	175,692

Net Sketched Area:	2,736	Total:	242,103
Size Ad	1368	Gross Are	2736	FinArea	1915
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X26	G	AV	1960	3.71	T	40.8	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100

IMAGE

AssessPro Patriot Properties, Inc